

CHAPTER 789

It is ordained by the Town Council of the Town of Narragansett as follows:

SECTION 1 Chapter 731 of the Code or Ordinances of the Town of Narragansett entitled “**An Ordinance in Relation to Zoning**” is hereby amended as follows:

SECTION 2 Section 2.2 of the Zoning Ordinance regarding “**Building Height**” is hereby deleted and replaced with the following:

Building Height The vertical distance from the average elevation of the natural grade at the front of the foundation line, or in cases of approved subdivisions the average elevation per the approved grading plan at the front foundation line, and the highest point of the roof or structure.

SECTION 3 Section 6.4 “**Dimensional Regulations**” of the Zoning Ordinance is hereby amended as follows:

Zoning District/use	Lot Size (sq.ft.)	Lot Width (ft.)	Front Yard (ft.)	Rear Yard (ft.)	Side Yard (each side) (ft.)	Building Coverage (percent)	Main Structure* (ht.)	Accessory Structure (ht.)
R-80 Residence zone								
Single-family dwelling	80,000	200	50	60	40	10	35	18
Other permitted uses	80,000	200	50	60	40	10	35	18
R-40 Residence zone								
Single-family dwelling	40,000	150	40	60	35	15	35	18
Two-family duplex	80,000	250	40	60	35	15	35	18
Multifamily dwelling			(See section 12 for regulations)					
Other permitted uses	20,000	150	40	60	35	15	35	18
R-20 Residence zone								
Single family dwelling	20,000	100	30	30	20	20	35	18
Two-family duplex	30,000	200	30	30	20	20	35	18
Multifamily dwelling			(See section 12 for regulations)					
Other permitted uses	20,000	120	30	30	20	20	35	18
R-10 Residence zone								
Single family dwelling	10,000	100	25	20	10	25	35	18
Two-family duplex	20,000	150	25	20	10	25	35	18
Multifamily dwelling			(See section 12 for regulations)					
Other permitted uses	11,000	100	25	20	10	25	35	18
R-10A Residence zone								
Single family dwelling	10,000	100	25	20	10	25	35	18
Two-family duplex	20,000	150	25	20	10	25	35	18
Multifamily dwelling			(See section 12 for regulations)					
Other permitted uses	12,000	120	20	20	10	25	35	18

***Maximum Main structure heights for buildings in all residential zones shall not exceed 30 feet if the roof pitch is less than 4:12.**

APPENDIX B-ZONING

6.5 Modified dimensional regulations for legally created substandard lots of record in all residential zones.

	1-50	51-60	61-80	81-100	100+
Frontage (feet)					
Front Yard	25	25	25	30	35
Side Yard	8	10	15	15	20
Rear Yard	20	25	30	30	30
Building coverage (percent)	25	25	25	20	20

The above modified regulations for substandard lots shall not be construed to impose more stringent dimensional requirements than would otherwise be applicable in the zone in which the lot is located